

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, February 13, 2004 – 7:30 a.m.
County Administration Building – Room 536

Members Present

David M. Klein, M.D., *Chairman*
Larry J. Sandles, *Vice-Chairman*
Matthew D. DeBoer, *Commission District 4*
Suzanne T. Graham
Al J. Tousignant

Members Excused

Clive W. Hollin

Staff Present

Renée Lee, County Attorney
Louis Whitehead, Assistant County Attorney
Bruce D. Loucks, County Administrator
Roger Baltz, Assistant County Administrator
Thomas A. Cookingham, Planning Services Manager
Ed Courton, Planner III
Barbara D. Watkins, Recorder

Others Present

Mark Lawson, Esq., Bryant, Miller & Olive
Ken Guckenberger, Esq., Bryant, Miller & Olive
Owen Beitsch, Real Estate Consultants

I. Call to Order

County Attorney Renée Lee called the February 13, 2004 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 7:30 a.m. in Room 536 of the Charlotte County Administration Building; roll call was taken and it was noted there was a quorum present.

II. Orientation

Each Committee member was given a reference manual which included the following:

1. *Urban Land Institute Report*
2. *West Murdock Town Center Conceptual Master Plan*, prepared by WilsonMiller, dated February 25, 2003
3. ***Resolution No. 03-48***, dated March 11, 2003, pertaining to the West Murdock Town Center Conceptual Master Plan providing for the acquisition of platted lots and non-platted lots within the proposed Town Center
4. Redevelopment Area Legal Description and Sketch of Redevelopment Area Legal Description
5. ***Resolution No. 03-73***, dated May 13, 2003, expressing the intent of the Board of County Commissioners to consider the creation of a Community Redevelopment Agency, authorizing and directing the investigation of “slum and blight”
6. ***Resolution No. 03-81***, dated May 27, 2003, determining the Murdock Village Community Redevelopment Area to be a “blighted” area; establishing a Community Redevelopment Agency; declaring the Board of County Commissioners the ex-officio board of the Community Redevelopment Agency; authorizing and directing the development of a community redevelopment plan and trust fund ordinance; authorizing and directing the development of a redevelopment strategy to attract redevelopment partners, etc.

7. ***Interlocal Agreement 03-32***, between Charlotte County and the Murdock Village Community Redevelopment Agency, dated May 27, 2003
8. ***Resolution 03-83***, dated May 27, 2003, determining that the Murdock Village Community Redevelopment Area is blighted
9. ***West Murdock Redevelopment Study Area Finding of Necessity Report***, prepared by Real Estate Research Consultants, dated May 2003
10. ***Resolution No. 03-212***, dated December 9, 2003, establishing an Advisory Committee to the Murdock Village Community Redevelopment Agency

County Attorney Renée Lee briefly reviewed the following:

1. Florida Sunshine Law and the Public Records Law
2. The public purpose of this committee and its critical importance (Tab 6)
3. Finding of Necessity Report (Tab 9)
4. Voting Conflicts

III. Murdock Village

Bruce Loucks presented an overview of the project, which he stated is an *exciting project*, and a *big project*. He introduced Tom Cookingham, Planning Services Manager; Owen Beitsch, consultant from Real Estate Research Consultants (RERC) and Mark Lawson, legal counsel from Bryant-Miller&Olive.

Tom Cookingham provided a brief overview, from a historical perspective, of the platted lands issue in Charlotte County. He pointed out that Charlotte County was originally planned as a retirement community and spoke of the excessive number of undeveloped single-family lots in Charlotte County, many areas having no water or electricity and roads which are not accessible. The County cannot support and maintain a ninety-eight percent residential community. As a result, County staff began looking at ways to alleviate this concern; thus, the idea of developing a town center evolved which would increase the tax base. The County hired a consultant, The Urban Land Institute, to do a study of a smaller portion of the total Murdock Village acreage...originally +/- 152 acres between Collingswood and Toledo Blade, bounded between US 41 and SR 776. After reviewing this plan, the County decided that if it is going to develop a town center, why not make it bigger and better to address the issues. Staff consulted with Wilson-Miller Consulting which resulted in an expanded 1,100 acre conceptual plan. Said plan was well received by the Board and adopted. Further, Mr. Cookingham briefly reviewed the following: A "Request for Proposal" which has been prepared and sent out for bid to interested developers with a May 12 deadline; a real estate research consultant has been engaged (Real Estate Research Consultants) to assist in the acquisition of the properties; a Community Redevelopment Area has been established; a CRA Advisory Committee has been formed; a developer's agreement is being put together; a development plan is being worked out...a lot is happening.

Bruce Loucks commented on the following:

- The County will soon be meeting with the short list of developers...May 12 is the deadline for proposals
- Once all deed restrictions, plats and property titles have been conveyed to the County, the County can transfer ownership to the developer
- The County is going through the acquisition process now (1,100 acres/3,000 parcels); voluntary acquisitions are being accomplished first...next step is eminent domain
- The BCC approved an additional \$10 million for the acquisition process

Mark Lawson, Attorney/Bryant-Miller&Olive, spoke on the process for selecting a developer...RFQ (Requests for Quotes); RFP (Requests for Proposal); Pre-Submittal Meetings.

He said it's essential to get concrete plans brought to the table. The BCC is expected to select a developer at their July 13 meeting.

IV. Election of Chair and Vice-Chair

Nominations were received and accepted for Chairman and Vice Chairman and action was taken as follows:

ACTION: *A motion was presented, seconded and unanimously carried to approve the appointments of David Klein as Chairman and Larry Sandles as Vice-Chairman of the Murdock Village Community Redevelopment Agency Advisory Committee.*

V. Scheduling of Meetings

A brief discussion was held regarding future dates for MV-CRAAC meetings resulting in the following conclusion.

ACTION: *A motion was presented by Larry Sandles, seconded by Commissioner DeBoer and unanimously carried that MV-CRAAC meetings will be held monthly on the second Friday at 7:30 a.m. in Room 119. Any deviation from the schedule will be communicated to the members and the public.*

VI. Comments/Discussion by Members

Chairman Klein asked each member for their thoughts on the purpose of the MV-CRAAC and the members' role.

*Al Tousignant...*talk to people about the project, listen to their comments/concerns and pass on the information to the Commissioners and the committee members.

*Larry Sandles...*being a 20+ year resident of Charlotte County, his issue is quality of life for Charlotte County; it's imperative that accurate information be brought to the table...his role is that people are informed and can make informed decisions.

*Suzanne Graham...*being a land owner in the proposed area, her concern is the taking of land and the fairness to the people who live in the area.

*Craig Benton...*it's being a facilitator; to get the information to the BCC from the public and/or the advisory committee and to guide us through the project...it's a major project.

*Commissioner DeBoer...*although he is a member of this committee, he asked this committee to use him as a resource person...he considers this committee to be a fact-finding body, not only to receive public input and a source of public relations, but also it can be an oversight committee to the BCC with information and advisement; provide direction on amenities, energy efficiency, development standards, architectural standards and density.

At this time (8:25 a.m.), the MV-CRAAC recessed to Room 119 to observe the RFP meeting being conducted by the Purchasing Department and the consultants. MV-CRAAC members who were able to attend a portion of the meeting: Chairman Klein, Commissioner DeBoer, Al Tousignant, Suzanne Graham and Larry Sandles.

The next regular meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee will be held on *Friday, March 12, 2004 at 7:30 a.m. in Room 119.*

VII. ADJOURNMENT

There being no further business, the meeting **ADJOURNED** at 10:15 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____